

\$569,900 - 122/124 St James Boulevard N, Lethbridge

MLS® #A2083339

\$569,900

0 Bedroom, 0.00 Bathroom, 2,160 sqft

Multi-Family on 0.00 Acres

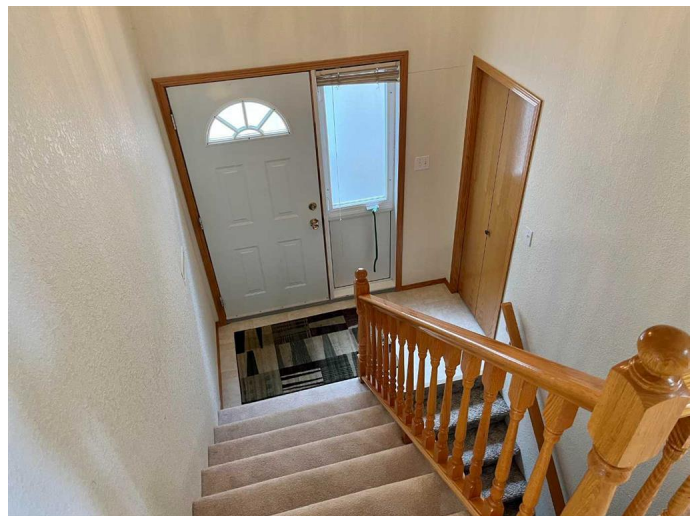
St Edwards, Lethbridge, Alberta

Full duplex with illegal secondary basement suites in each half! As far as cash flow goes you've effectively got a 4 plex here. 122 and 124 St James Blvd are on 2 separate titles so there is some nice flexibility to sell or refinance 1 side down the road. Great setup with each half having separate entrances to all suites, shared laundry with privacy lock-off, and plenty of parking out back. All suites are very open and bright with big windows, and each has a dishwasher too. Plenty of parking out back. Being originally constructed in 2000 you've still got a relatively newer building, but the owner has already replaced the shingles for you (2022). Other recent updates include hot water tanks on both sides, some carpeting, a new dryer and a new washer. North Lethbridge is a thriving rental market with lots of tenants seeking accommodations. Don't delay, check out this exciting revenue opportunity today.

Built in 2000

Essential Information

MLS® #	A2083339
Price	\$569,900
Sold Price	\$530,000
Bathrooms	0.00
Square Footage	2,160
Acres	0.00
Year Built	2000



Type	Multi-Family
Sub-Type	Duplex
Style	Bi-Level, Side by Side
Status	Sold

Community Information

Address	122/124 St James Boulevard N
Subdivision	St Edwards
City	Lethbridge
County	Lethbridge
Province	Alberta
Postal Code	T1H 6M4

Amenities

Parking Spaces	4
Parking	Off Street, Other, Stall

Interior

Interior Features	Ceiling Fan(s), Closet Organizers, Jetted Tub, See Remarks, Separate Entrance, Storage
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Suite, Walk-Up To Grade

Exterior

Exterior Features	Lighting, Private Entrance
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Frame
Foundation	Poured Concrete, See Remarks

Additional Information

Date Listed	September 26th, 2023
Date Sold	December 21st, 2023
Days on Market	86
Zoning	R-37
HOA Fees	0.00

Listing Details

Listing Office Royal LePage South Country - Lethbridge

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